

**March 29, 2012 Minutes of
Bigfork Land Use Advisory Committee
Bethany Lutheran Church**

Committee members present: Paul Guerrant, Shelley Gonzales, Sterling Kerr, Joyce Mitchell, Susan Johnson, Sue Hanson and 4 members of the public.

Chairman Gonzales called the meeting to order at 4:03p.m.

The Agenda was adopted as presented (m/sc Mitchell/Kerr)-unanimous.

Minutes of the February 23, 2012 meeting were approved as corrected (m/sc Mitchell/Kerr)-unanimous.

ADMINISTRATOR'S REPORT:

- A. Sign-in Sheet:** Reminder to the public of the availability of BLUAC minutes through email and BSC website bigforksteering.org/. Agendas are posted on the Flathead County Planning Office website flathead.mt.gov/
- B. Status of pending applications:** None

PUBLIC COMMENT:

None

APPLICATIONS:

- A. FCU-12-01 BCM International-DBA Big Sky Bible Camp:** A request by BCM International, DBA Big Sky Bible Camp, for a Conditional Use Permit to expand an existing camp and retreat center. The proposal is to construct a 7500 square foot dining room/meeting hall, four 1200 square foot cabins to house guests of the camp, proposed well and drainfield systems to service water and sewage needs for the facility, and a 42 space gravel parking area which would be accessed by a proposed 1000 ft. gravel road extending from paved Echo Bay Trail. The involved properties are addressed as 501 McCaffrey Road within the Bigfork, AG-40 (Agricultural) Zoning District.

Staff:

Alex Hogle: This property is located on the north side McCaffrey Rd. The Bible camp has been in existence for many years. A camp and retreat center is listed as a Conditional Use. There are three tracks of record with only one developed. Southwest of the three tracts is where the access originates from McCaffrey Rd. The facility is accessed from tract 2. New access road will connect from Tract 1 to Tract 2. The dining room/meeting room as drawn by the applicant is on the boundary of two tracts. We have asked that the building be compliant with setback requirements of the County. Access: Echo Bay Trail is a paved road and proposed access will be gravel and essentially function as a private driveway. Parking space (loop design) would also be gravel. At this time it would not be required to pave it for environmental issues. Should there be complaints about dust, the County would look at that again. Most summer sessions are a week in duration. In winter the sessions tend more to weekend sessions. Larger concerns could be visual impacts and lighting. It is in a rural area surrounded with individual homes. Lighting would be required to comply with applicable zoning regulations. There are 15 findings of Fact. Nine recommended Conditions of Approval.

Guerrant: In AG 40 is this an acceptable Conditional Use?

Hogle: Yes. Two tracts are AG 40, Tract 4 is AG 20.

Guerrant: Is there a condition regarding the lighting? No.

Mitchell: Is tract 1 higher in elevation than tract 2? I'm curious why they are proposing this in tract 1 while the existing facility is in tract 2.

Hogle: There is a small elevation change.

Guerrant: Will this be an expansion of non-conforming use?

Hogle: The original has the entitlements of a non-conforming use. To use the additional tract it requires a Conditional Use Permit. In 1977 there was an expansion of a non-conforming use for employee housing on the original property.

Gonzales: is Echo Bay Trail a private or County road?

Hogle: It is a private road.

The Applicant owns property on both sides of the road. Indicated in your report there was an area that was not zoned adjacent to Tract 1.

Gonzales: I was under the impression that everything (page 3 staff) in the BNZ was zoned.

Hogle: That area is not in the Bigfork Zoning Area.

Applicant:

Jamy Landis, director of Big Sky Bible Camp: Background, the camp was established in the 1960's. We run several programs; Traditional Bible Camp, Camp Promise (special needs), Back Packing Program, Day Camps, Sept-May it is used as a conference center. This new facility is geared for Camp Promise in order to accommodate additional staff required for special needs and will enable us to take more applications during the summer.

Mitchell: What do you anticipate highest attendance at one time?

Landis: 50-90 campers + 20 staffers at the old facility. We can accommodate 200 people full.

Gonzales: New area primarily for Camp Promise?

Landis: Correct and would be ADA compliant.

Mitchell: Any issues in the past from neighbors regarding lighting and dust?

Landis: No, not in the past. We will be sensitive to our neighbors and want to keep it as natural as possible.

Gonzales: Would your new housing be for staff or guests?

A: Both, depending on the special needs of the campers.

Mitchell: As to the location of the parking area, is it set back from bench and lake?

Landis: Correct

Public Comment:

Mark Tranel: We own property that borders Big Sky Bible Camp to the west. I'm here to support the application. They have been good neighbors.

Public Agencies;

None

BLUAC:

Mitchell: Condition #1 requires you conform with/ setback requirements. Are you going to move the building or redesign?

Landis: We will review the plans and make sure we conform but do not have the details at this time.

Gonzales: Condition #8 regarding proposed water, sewer and stormwater systems will be reviewed by all but DNRC. In some points DRNC was included and excluded in others.

Hogle: Those systems are directly monitored by the DEQ. DNRC does not have a stormwater element in their requirements. Because it is a public water system there will have to be accountability regarding beneficial use for the well. DNRC was more concerned about fire issues.

Mitchell: Commercial property must meet Class A & B defensible standards.

Kerr: They will be required to do an insurance audit, which will also look at these issues.

Gonzales move to recommend approval of the application including the 15 Summary of Findings and 9 Conditions included in the Staff Report. Kerr second: Unanimous.

OLD BUSINESS:

A. Finalize amendments to BLUAC By-laws and review and amend Policies and Procedures.

Committee discussed the issue of the Policies and Procedures as a separate document from the Bylaws. Gonzales moved the first sentence under MEETINGS be amended to include: "Meetings will be conducted in accordance to the Policies and Procedures as set forth in Appendix A." Johnson seconded the motion. Motion was unanimous.

Committee discussed adding "APPENDIX A", removing, under definitions the third definition. Under **Meetings:** removal of specific locations other than the Flathead County Website. Under **Agenda:** removal of "at the same locations as above." Under **Order of Business:** to strike the words "adjustments in Agenda items as scheduled." Add "Public Comment" after Approval of Minutes.

Kerr moved to recommend approval of the review Policies & Procedures as revised, subject to review by John Bourquin and John Righetti. If no suggested changes within 5 days, the Policies and Procedures will be forwarded to the Flathead County Attorney for review. Guerrant 2nd. Motion was unanimous.

NEW BUSINESS:

A. None

Meeting was adjourned at 5:20 p.m.

Next meeting is April 26, 2012

Sue Hanson
BLUAC Secretary